

Assembly Bill No. 987

CHAPTER 690

An act to amend Sections 33334.3, 33413, and 33418 of the Health and Safety Code, relating to housing.
[Approved by Governor October 14, 2007. Filed with Secretary of State October 14, 2007.]

Legislative counsel's digest

AB 987, Jones. Low and Moderate Income Housing Fund: affordability covenants and restrictions.

(1) The Community Redevelopment Law requires that not less than 20% of the tax-increment revenue allocated to a redevelopment agency be used to increase, improve, and preserve the supply of the community's low- and moderate-income housing within the territorial jurisdiction of the agency, and for this purpose, the funds are held in a separate Low and Moderate-Income Housing Fund. The Community Redevelopment Law requires that all new or substantially rehabilitated housing units developed or otherwise assisted with moneys from the Low and Moderate Income Housing Fund pursuant to an agreement approved by an agency on or after January 1, 1988, remain available at affordable housing cost to, and occupied by, persons and families of low or moderate income, very low income, and extremely low income households for the longest feasible time, but for not less than specified periods of time, except as specified. Existing law requires the agency to record these covenants and restrictions in the office of the county recorder for each parcel or unit that is subject to these provisions. Existing law requires the covenants and restrictions to run with the land and be enforceable against the original owner and successors in interest by the agency or the community. This bill, instead, would require the covenants and restrictions to be enforceable by any person or family of low or moderate income, as defined, and other specified persons, against any owner who violates a covenant or restriction and each successor in interest who continues the violation. The bill would require the recordation of a separate document, called "Notice of Affordability Restrictions on Transfer of Property," for all new or substantially rehabilitated units developed or otherwise assisted with moneys from the Low and Moderate Income Housing Fund on or after January 1, 2008. The bill would establish specific procedures for the recordation of the covenants and restrictions and the new notice of affordability restrictions document. The bill would require a redevelopment agency to compile and maintain a database of existing, new and substantially rehabilitated, housing units developed or otherwise assisted with moneys from the Low and Moderate Income Housing Fund, include certain information in the database, make the database available to the public on the Internet, and update it on an annual basis. The bill would require the database to omit any property used to confidentially house victims of domestic violence. The bill would also require the agency to provide reasonable notice to the community regarding the existence of the database upon establishment of the database.

(2) This bill would incorporate additional changes in Section 33334.3 of the Health and Safety Code, proposed by AB 382, to be operative only if AB 382 and this bill are both chaptered and become effective on or before January 1, 2008, and this bill is chaptered last.

(3) This bill would incorporate additional changes in Section 33413 of the Health and Safety Code, proposed by AB 382, to be operative only if AB 382 and this bill are both chaptered and become effective on or before January 1, 2008, and this bill is chaptered last.

The people of the State of California do enact as follows:

SECTION 1. Section 33334.3 of the Health and Safety Code is amended to read:

33334.3.

(a) The funds that are required by Section 33334.2 or 33334.6 to be used for the purposes of increasing, improving, and preserving the community's supply of low- and moderate-income housing shall be held in a separate Low and Moderate Income Housing Fund until used.

(b) Any interest earned by the Low and Moderate Income Housing Fund and any repayments or other income to the agency for loans, advances, or grants, of any kind from the Low and Moderate Income Housing Fund, shall accrue to and be deposited in, the fund and may only be used in the manner prescribed for the Low and Moderate Income Housing Fund.

(c) The moneys in the Low and Moderate Income Housing Fund shall be used to increase, improve, and preserve the supply of low- and moderate-income housing within the territorial jurisdiction of the agency.

(d) It is the intent of the Legislature that the Low and Moderate Income Housing Fund be used to the maximum extent possible to defray the costs of production, improvement, and preservation of low- and moderate-income housing and that the amount of money spent for planning and general administrative activities associated with the development, improvement, and preservation of that housing not be disproportionate to the amount actually spent for the costs of production, improvement, or preservation of that housing. The agency shall determine annually that the planning and administrative expenses are necessary for the production, improvement, or preservation of low- and moderate-income housing.

(e) (1) Planning and general administrative costs which may be paid with moneys from the Low and Moderate Income Housing Fund are those expenses incurred by the agency which are directly related to the programs and activities authorized under subdivision (e) of Section 33334.2 and are limited to the following:

(A) Costs incurred for salaries, wages, and related costs of the agency's staff or for services provided through interagency agreements, and agreements with contractors, including usual indirect costs related thereto.

(B) Costs incurred by a nonprofit corporation which are not directly attributable to a specific project.

(2) Legal, architectural, and engineering costs and other salaries, wages, and costs directly related to the planning and execution of a specific project that are authorized under subdivision (e) of Section 33334.2 and that are incurred by a nonprofit housing sponsor are not planning and administrative costs for the purposes of this section, but are instead project costs.

(f) (1) The requirements of this subdivision apply to all new or substantially rehabilitated housing units developed or otherwise assisted with moneys from the Low and Moderate Income Housing Fund, pursuant to an agreement approved by an agency on or after January 1, 1988. Except to the extent that a longer period of time may be required by other provisions of law, the agency shall require that housing units subject to this subdivision shall remain available at affordable housing cost to, and occupied by, persons and families of low or moderate income and very low income and extremely low income households for the longest feasible time, but for not less than the following periods of time:

(A) Fifty-five years for rental units. However, the agency may replace rental units with equally affordable and comparable rental units in another location within the community if (i) the replacement units are available for occupancy prior to the displacement of any persons and families of low or moderate income residing in the units to be replaced and (ii) the comparable replacement units are not developed with moneys from the Low and Moderate Income Housing Fund.

(B) Forty-five years for owner-occupied units. However, the agency may permit sales of owner-occupied units prior to the expiration of the 45-year period for a price in excess of that otherwise permitted under this subdivision pursuant to an adopted program which protects the agency's investment of moneys from the Low and Moderate Income Housing Fund, including, but not limited to, an equity

sharing program which establishes a schedule of equity sharing that permits retention by the seller of a portion of those excess proceeds based on the length of occupancy. The remainder of the excess proceeds of the sale shall be allocated to the agency and deposited in the Low and Moderate Income Housing Fund. Only the units originally assisted by the agency shall be counted towards the agency's obligations under Section 33413.

(2) If land on which those dwelling units are located is deleted from the project area, the agency shall continue to require that those units remain affordable as specified in this subdivision.

(3) The agency shall require the recording in the office of the county recorder of the following documents:

(A) The covenants or restrictions implementing this subdivision for each parcel or unit of real property that is subject to this subdivision. The agency shall obtain and maintain a copy of the recorded covenants or restrictions for not less than the life of the covenant or restriction.

(B) For all new or substantially rehabilitated units developed or otherwise assisted with moneys from the Low to Moderate Income Fund on or after January 1, 2008, a separate document called "Notice of Affordability Restrictions on Transfer of Property," set forth in 14-point type or larger. This document shall contain all of the following information:

(i) A recitation of the affordability covenants or restrictions. If the document recorded under this subparagraph is recorded concurrently with the covenants or restrictions recorded under subparagraph (A), the recitation of the affordability covenants or restrictions shall also reference the concurrently recorded document. If the document recorded under this subparagraph is not recorded concurrently with the covenants or restrictions recorded under subparagraph (A), the recitation of the affordability covenants or restrictions shall also reference the recorder's identification number of the document recorded under subparagraph (A).

(ii) The date the covenants or restrictions expire.

(iii) The street address of the property, including, if applicable, the unit number.

(iv) The assessor's parcel number for the property.

(v) The legal description of the property.

(4) The agency shall require the recording of the document required under subparagraph (B) of paragraph (3) not more than 30 days after the date of recordation of the covenants or restrictions required under subparagraph (A) of paragraph (3).

(5) The county recorder shall index the documents required to be recorded under paragraph (3) by the agency and current owner.

(6) Notwithstanding Section 27383 of the Government Code, a county recorder may charge all authorized recording fees to any party, including a public agency, for recording the document specified in subparagraph (B) of paragraph (3).

(7) Notwithstanding any other provision of law, the covenants or restrictions implementing this subdivision shall run with the land and shall be enforceable against any owner who violates a covenant or restriction and each successor in interest who continues the violation, by any of the following:

(A) The agency.

(B) The community, as defined in Section 33002.

(C) A resident of a unit subject to this subdivision.

(D) A residents' association with members who reside in units subject to this subdivision.

(E) A former resident of a unit subject to this subdivision who last resided in that unit.

(F) An applicant seeking to enforce the covenants or restrictions for a particular unit that is subject to this subdivision, if the applicant conforms to all of the following:

(i) Is of low or moderate income, as defined in Section 50093.

(ii) Is able and willing to occupy that particular unit.

(iii) Was denied occupancy of that particular unit due to an alleged breach of a covenant or restriction implementing this subdivision.

(G) A person on an affordable housing waiting list who is of low or moderate income, as defined in Section 50093, and who is able and willing to occupy a unit subject to this subdivision.

(8) A dwelling unit shall not be counted as satisfying the affordable housing requirements of this part, unless covenants for that dwelling unit are recorded in compliance with subparagraph (A) of paragraph (3).

(9) Failure to comply with the requirements of subparagraph (B) of paragraph (3) shall not invalidate any covenants or restrictions recorded pursuant to subparagraph (A) of paragraph (3).

(g) "Housing," as used in this section, includes residential hotels, as defined in subdivision (k) of Section 37912. The definitions of "lower income households," "very low income households," and "extremely low income households" in Sections 50079.5, 50105, and 50106 shall apply to this section. "Longest feasible time," as used in this section, includes, but is not limited to, unlimited duration.

(h) "Increasing, improving, and preserving the community's supply of low- and moderate-income housing," as used in this section and in Section 33334.2, includes the preservation of rental housing units assisted by federal, state, or local government on the condition that units remain affordable to, and occupied by, low- and moderate-income households, including extremely low and very low income households, for the longest feasible time, but not less than 55 years, beyond the date the subsidies and use restrictions could be terminated and the assisted housing units converted to market rate rentals. In preserving these units the agency shall require that the units remain affordable to, and occupied by, persons and families of low- and moderate-income and extremely low and very low income households for the longest feasible time but not less than 55 years. However, the agency may replace rental units with equally affordable and comparable rental units in another location within the community if (1) the replacement units in another location are available for occupancy prior to the displacement of any persons and families of low or moderate income residing in the units to be replaced and (2) the comparable replacement units are not developed with moneys from the Low and Moderate Income Housing Fund.

(i) Agencies that have more than one project area may satisfy the requirements of Sections 33334.2 and 33334.6 and of this section by allocating, in any fiscal year, less than 20 percent in one project area, if the difference between the amount allocated and the 20 percent required is instead allocated, in that same fiscal year, to the Low and Moderate Income Housing Fund from tax increment revenues from other project areas. Prior to allocating funds pursuant to this subdivision, the agency shall make the finding required by subdivision (g) of Section 33334.2.

(j) Funds from the Low and Moderate Income Housing Fund shall not be used to the extent that other reasonable means of private or commercial financing of the new or substantially rehabilitated units at the same level of affordability and quantity are reasonably available to the agency or to the owner of the units. Prior to the expenditure of funds from the Low and Moderate Income Housing Fund for new or substantially rehabilitated housing units, where those funds will exceed 50 percent of the cost of producing the units, the

agency shall find, based on substantial evidence, that the use of the funds is necessary because the agency or owner of the units has made a good faith attempt but been unable to obtain commercial or private means of financing the units at the same level of affordability and quantity.

SEC. 1.5. Section 33334.3 of the Health and Safety Code is amended to read:

33334.3.

(a) The funds that are required by Section 33334.2 or 33334.6 to be used for the purposes of increasing, improving, and preserving the community's supply of low- and moderate-income housing shall be held in a separate Low and Moderate Income Housing Fund until used.

(b) Any interest earned by the Low and Moderate Income Housing Fund and any repayments or other income to the agency for loans, advances, or grants, of any kind from the Low and Moderate Income Housing Fund, shall accrue to and be deposited in, the fund and may only be used in the manner prescribed for the Low and Moderate Income Housing Fund.

(c) The moneys in the Low and Moderate Income Housing Fund shall be used to increase, improve, and preserve the supply of low- and moderate-income housing within the territorial jurisdiction of the agency.

(d) It is the intent of the Legislature that the Low and Moderate Income Housing Fund be used to the maximum extent possible to defray the costs of production, improvement, and preservation of low- and moderate-income housing and that the amount of money spent for planning and general administrative activities associated with the development, improvement, and preservation of that housing not be disproportionate to the amount actually spent for the costs of production, improvement, or preservation of that housing. The agency shall determine annually that the planning and administrative expenses are necessary for the production, improvement, or preservation of low- and moderate-income housing.

(e) (1) Planning and general administrative costs which may be paid with moneys from the Low and Moderate Income Housing Fund are those expenses incurred by the agency which are directly related to the programs and activities authorized under subdivision (e) of Section 33334.2 and are limited to the following:

(A) Costs incurred for salaries, wages, and related costs of the agency's staff or for services provided through interagency agreements, and agreements with contractors, including usual indirect costs related thereto.

(B) Costs incurred by a nonprofit corporation which are not directly attributable to a specific project.

(2) Legal, architectural, and engineering costs and other salaries, wages, and costs directly related to the planning and execution of a specific project that are authorized under subdivision (e) of Section 33334.2 and that are incurred by a nonprofit housing sponsor are not planning and administrative costs for the purposes of this section, but are instead project costs.

(f) (1) The requirements of this subdivision apply to all new or substantially rehabilitated housing units developed or otherwise assisted with moneys from the Low and Moderate Income Housing Fund, pursuant to an agreement approved by an agency on or after January 1, 1988. Except to the extent that a longer period of time may be required by other provisions of law, the agency shall require that housing units subject to this subdivision shall remain available at affordable housing cost to, and occupied by, persons and families of low or moderate income and very low income and extremely low income households for the longest feasible time, but for not less than the following periods of time:

(A) Fifty-five years for rental units. However, the agency may replace rental units with equally affordable and comparable rental units in another location within the community if (i) the replacement

units are available for occupancy prior to the displacement of any persons and families of low or moderate income residing in the units to be replaced and (ii) the comparable replacement units are not developed with moneys from the Low and Moderate Income Housing Fund.

(B) Forty-five years for owner-occupied units. However, the agency may permit sales of owner-occupied units prior to the expiration of the 45-year period for a price in excess of that otherwise permitted under this subdivision pursuant to an adopted program which protects the agency's investment of moneys from the Low and Moderate Income Housing Fund, including, but not limited to, an equity sharing program which establishes a schedule of equity sharing that permits retention by the seller of a portion of those excess proceeds based on the length of occupancy. The remainder of the excess proceeds of the sale shall be allocated to the agency and deposited in the Low and Moderate Income Housing Fund. Only the units originally assisted by the agency shall be counted towards the agency's obligations under Section 33413.

(C) Fifteen years for mutual self-help housing units that are occupied by and affordable to very low and low-income households. However, the agency may permit sales of mutual self-help housing units prior to expiration of the 15-year period for a price in excess of that otherwise permitted under this subdivision pursuant to an adopted program that (i) protects the agency's investment of moneys from the Low and Moderate Income Housing Fund, including, but not limited to, an equity sharing program that establishes a schedule of equity sharing that permits retention by the seller of a portion of those excess proceeds based on the length of occupancy; and (ii) ensures through a recorded regulatory agreement, deed of trust, or similar recorded instrument that if a mutual self-help housing unit is sold at any time after expiration of the 15-year period and prior to 45 years after the date of recording of the covenants or restrictions required pursuant to paragraph (2), the agency recovers, at a minimum, its original principal from the Low and Moderate Income Housing Fund from the proceeds of the sale and deposits those funds into the Low and Moderate Income Housing Fund. The remainder of the excess proceeds of the sale not retained by the seller shall be allocated to the agency and deposited in the Low and Moderate Income Housing Fund. For the purposes of this subparagraph, "mutual self-help housing unit" means an owner-occupied housing unit for which persons and families of very low and low income contribute no fewer than 500 hours of their own labor in individual or group efforts to provide a decent, safe, and sanitary ownership housing unit for themselves, their families, and others authorized to occupy that unit. Nothing in this subparagraph precludes the agency and the developer of the mutual self-help housing units from agreeing to 45-year deed restrictions.

(2) If land on which those dwelling units are located is deleted from the project area, the agency shall continue to require that those units remain affordable as specified in this subdivision.

(3) The agency shall require the recording in the office of the county recorder of the following documents:

(A) The covenants or restrictions implementing this subdivision for each parcel or unit of real property subject to this subdivision. The agency shall obtain and maintain a copy of the recorded covenants or restrictions for not less than the life of the covenant or restriction.

(B) For all new or substantially rehabilitated units developed or otherwise assisted with moneys from the Low and Moderate Income Housing Fund on or after January 1, 2008, a separate document called "Notice of Affordability Restrictions on Transfer of Property," set forth in 14-point type or larger. This document shall contain all of the following information:

(i) A recitation of the affordability covenants or restrictions. If the document recorded under this subparagraph is recorded concurrently with the covenants or restrictions recorded under subparagraph (A), the recitation of the affordability covenants or restrictions shall also reference the concurrently recorded document. If the document recorded under this subparagraph is not recorded concurrently with the covenants or restrictions recorded under subparagraph (A), the

recitation of the affordability covenants or restrictions shall also reference the recorder's identification number of the document recorded under subparagraph (A).

(ii) The date the covenants or restrictions expire.

(iii) The street address of the property, including, if applicable, the unit number.

(iv) The assessor's parcel number for the property.

(v) The legal description of the property.

(4) The agency shall require the recording of the document required under subparagraph (B) of paragraph (3) not more than 30 days after the date of recordation of the covenants or restrictions required under subparagraph (A) of paragraph (3).

(5) The county recorder shall index the documents required to be recorded under paragraph (3) by the agency and current owner.

(6) Notwithstanding Section 27383 of the Government Code, a county recorder may charge all authorized recording fees to any party, including a public agency, for recording the document specified in subparagraph (B) of paragraph (3).

(7) Notwithstanding any other provision of law, the covenants or restrictions implementing this subdivision shall run with the land and shall be enforceable against any owner who violates a covenant or restriction and each successor in interest who continues the violation, by any of the following:

(A) The agency.

(B) The community, as defined in Section 33002.

(C) A resident of a unit subject to this subdivision.

(D) A residents' association with members who reside in units subject to this subdivision.

(E) A former resident of a unit subject to this subdivision who last resided in that unit.

(F) An applicant seeking to enforce the covenants or restrictions for a particular unit that is subject to this subdivision, if the applicant conforms to all of the following:

(i) Is of low or moderate income, as defined in Section 50093.

(ii) Is able and willing to occupy that particular unit.

(iii) Was denied occupancy of that particular unit due to an alleged breach of a covenant or restriction implementing this subdivision.

(G) A person on an affordable housing waiting list who is of low or moderate income, as defined in Section 50093, and who is able and willing to occupy a unit subject to this subdivision.

(8) A dwelling unit shall not be counted as satisfying the affordable housing requirements of this part, unless covenants for that dwelling unit are recorded in compliance with subparagraph (A) of paragraph (3).

(9) Failure to comply with the requirements of subparagraph (B) of paragraph (3) shall not invalidate any covenants or restrictions recorded pursuant to subparagraph (A) of paragraph (3).

(g) "Housing," as used in this section, includes residential hotels, as defined in subdivision (k) of Section 37912. The definitions of "lower income households," "very low income households," and "extremely low

income households” in Sections 50079.5, 50105, and 50106 shall apply to this section. “Longest feasible time,” as used in this section, includes, but is not limited to, unlimited duration.

(h) “Increasing, improving, and preserving the community’s supply of low- and moderate-income housing,” as used in this section and in Section 33334.2, includes the preservation of rental housing units assisted by federal, state, or local government on the condition that units remain affordable to, and occupied by, low- and moderate-income households, including extremely low and very low income households, for the longest feasible time, but not less than 55 years, beyond the date the subsidies and use restrictions could be terminated and the assisted housing units converted to market rate rentals. In preserving these units the agency shall require that the units remain affordable to, and occupied by, persons and families of low- and moderate-income and extremely low and very low income households for the longest feasible time but not less than 55 years. However, the agency may replace rental units with equally affordable and comparable rental units in another location within the community if (1) the replacement units in another location are available for occupancy prior to the displacement of any persons and families of low or moderate income residing in the units to be replaced and (2) the comparable replacement units are not developed with moneys from the Low and Moderate Income Housing Fund.

(i) Agencies that have more than one project area may satisfy the requirements of Sections 33334.2 and 33334.6 and of this section by allocating, in any fiscal year, less than 20 percent in one project area, if the difference between the amount allocated and the 20 percent required is instead allocated, in that same fiscal year, to the Low and Moderate Income Housing Fund from tax increment revenues from other project areas. Prior to allocating funds pursuant to this subdivision, the agency shall make the finding required by subdivision (g) of Section 33334.2.

(j) Funds from the Low and Moderate Income Housing Fund shall not be used to the extent that other reasonable means of private or commercial financing of the new or substantially rehabilitated units at the same level of affordability and quantity are reasonably available to the agency or to the owner of the units. Prior to the expenditure of funds from the Low and Moderate Income Housing Fund for new or substantially rehabilitated housing units, where those funds will exceed 50 percent of the cost of producing the units, the agency shall find, based on substantial evidence, that the use of the funds is necessary because the agency or owner of the units has made a good faith attempt but been unable to obtain commercial or private means of financing the units at the same level of affordability and quantity.

SEC. 2. Section 33413 of the Health and Safety Code is amended to read:

33413.

(a) Whenever dwelling units housing persons and families of low or moderate income are destroyed or removed from the low- and moderate-income housing market as part of a redevelopment project that is subject to a written agreement with the agency or where financial assistance has been provided by the agency, the agency shall, within four years of the destruction or removal, rehabilitate, develop, or construct, or cause to be rehabilitated, developed, or constructed, for rental or sale to persons and families of low or moderate income, an equal number of replacement dwelling units that have an equal or greater number of bedrooms as those destroyed or removed units at affordable housing costs within the territorial jurisdiction of the agency. When dwelling units are destroyed or removed after September 1, 1989, 75 percent of the replacement dwelling units shall replace dwelling units available at affordable housing cost in the same or a lower income level of very low income households, lower income households, and persons and families of low and moderate income, as the persons displaced from those destroyed or removed units. When dwelling units are destroyed or removed on or after January 1, 2002, 100 percent of the replacement dwelling units shall be available at affordable housing cost to persons in the same or a lower income category (low, very low, or moderate), as the persons displaced from those destroyed or removed units.

(b) (1) Prior to the time limit on the effectiveness of the redevelopment plan established pursuant to Sections 33333.2, 33333.6, and 33333.10 at least 30 percent of all new and substantially rehabilitated dwelling units developed by an agency shall be available at affordable housing cost to, and occupied by, persons and families of low or moderate income. Not less than 50 percent of the dwelling units required to be available at affordable housing cost to, and occupied by, persons and families of low or moderate income shall be available at affordable housing cost to, and occupied by, very low income households.

(2) (A) (i) Prior to the time limit on the effectiveness of the redevelopment plan established pursuant to Sections 33333.2, 33333.6, and 33333.10 at least 15 percent of all new and substantially rehabilitated dwelling units developed within a project area under the jurisdiction of an agency by public or private entities or persons other than the agency shall be available at affordable housing cost to, and occupied by, persons and families of low or moderate income. Not less than 40 percent of the dwelling units required to be available at affordable housing cost to, and occupied by, persons and families of low or moderate income shall be available at affordable housing cost to, and occupied by, very low income households.

(ii) To satisfy this paragraph, in whole or in part, the agency may cause, by regulation or agreement, to be available, at affordable housing cost to, and occupied by, persons and families of low or moderate income or to very low income households, as applicable, two units outside a project area for each unit that otherwise would have been required to be available inside a project area.

(iii) On or after January 1, 2002, as used in this paragraph and in paragraph (1), “substantially rehabilitated dwelling units” means all units substantially rehabilitated, with agency assistance. Prior to January 1, 2002, “substantially rehabilitated dwelling units” shall mean substantially rehabilitated multifamily rented dwelling units with three or more units regardless of whether there is agency assistance, or substantially rehabilitated, with agency assistance, single-family dwelling units with one or two units.

(iv) As used in this paragraph and in paragraph (1), “substantial rehabilitation” means rehabilitation, the value of which constitutes 25 percent of the after rehabilitation value of the dwelling, inclusive of the land value.

(v) To satisfy this paragraph, the agency may aggregate new or substantially rehabilitated dwelling units in one or more project areas, if the agency finds, based on substantial evidence, after a public hearing, that the aggregation will not cause or exacerbate racial, ethnic, or economic segregation.

(B) To satisfy the requirements of paragraph (1) and subparagraph (A), the agency may purchase, or otherwise acquire or cause by regulation or agreement the purchase or other acquisition of, long-term affordability covenants on multifamily units that restrict the cost of renting or purchasing those units that either: (i) are not presently available at affordable housing cost to persons and families of low or very low income households, as applicable; or (ii) are units that are presently available at affordable housing cost to this same group of persons or families, but are units that the agency finds, based upon substantial evidence, after a public hearing, cannot reasonably be expected to remain affordable to this same group of persons or families.

(C) To satisfy the requirements of paragraph (1) and subparagraph (A), the long-term affordability covenants purchased or otherwise acquired pursuant to subparagraph (B) shall be required to be maintained on dwelling units at affordable housing cost to, and occupied by, persons and families of low or very low income, for the longest feasible time but not less than 55 years for rental units and 45 years for owner-occupied units. Not more than 50 percent of the units made available pursuant to paragraph (1) and subparagraph (A) may be assisted through the purchase or acquisition of long-term affordability

covenants pursuant to subparagraph (B). Not less than 50 percent of the units made available through the purchase or acquisition of long-term affordability covenants pursuant to subparagraph (B) shall be available at affordable housing cost to, and occupied by, very low income households.

(3) The requirements of this subdivision shall apply independently of the requirements of subdivision (a). The requirements of this subdivision shall apply, in the aggregate, to housing made available pursuant to paragraphs (1) and (2), respectively, and not to each individual case of rehabilitation, development, or construction of dwelling units, unless an agency determines otherwise.

(4) Each redevelopment agency, as part of the implementation plan required by Section 33490, shall adopt a plan to comply with the requirements of this subdivision for each project area. The plan shall be consistent with, and may be included within, the community's housing element. The plan shall be reviewed and, if necessary, amended at least every five years in conjunction with either the housing element cycle or the plan implementation cycle. The plan shall ensure that the requirements of this subdivision are met every 10 years. If the requirements of this subdivision are not met by the end of each 10-year period, the agency shall meet these goals on an annual basis until the requirements for the 10-year period are met. If the agency has exceeded the requirements within the 10-year period, the agency may count the units that exceed the requirement in order to meet the requirements during the next 10-year period. The plan shall contain the contents required by paragraphs (2), (3), and (4) of subdivision (a) of Section 33490.

(c) (1) The agency shall require that the aggregate number of replacement dwelling units and other dwelling units rehabilitated, developed, constructed, or price restricted pursuant to subdivision (a) or (b) remain available at affordable housing cost to, and occupied by, persons and families of low-income, moderate-income, and very low income households, respectively, for the longest feasible time, but for not less than 55 years for rental units and 45 years for home ownership units, except as set forth in paragraph (2).

(2) Notwithstanding paragraph (1), the agency may permit sales of owner-occupied units prior to the expiration of the 45-year period established by the agency for a price in excess of that otherwise permitted under this subdivision pursuant to an adopted program that protects the agency's investment of moneys from the Low and Moderate Income Housing Fund, including, but not limited to, an equity sharing program that establishes a schedule of equity sharing that permits retention by the seller of a portion of those excess proceeds, based on the length of occupancy. The remainder of the excess proceeds of the sale shall be allocated to the agency, and deposited into the Low and Moderate Income Housing Fund. The agency shall, within three years from the date of sale of units pursuant to this paragraph, expend funds to make affordable an equal number of units at the same income level as units sold pursuant to this paragraph. Only the units originally assisted by the agency shall be counted towards the agency's obligations under Section 33413.

(3) The requirements of this section shall be made enforceable in the same manner as provided in paragraph (7) of subdivision (f) of Section 33334.3.

(4) If land on which the dwelling units required by this section are located is deleted from the project area, the agency shall continue to require that those units remain affordable as specified in this subdivision.

(5) For each unit counted towards the requirements of subdivisions (a) and (b), the agency shall require the recording in the office of the county recorder of covenants or restrictions that ensure compliance with this subdivision. With respect to covenants or restrictions that are recorded on or after January 1, 2008, the agency shall comply with the requirements of paragraphs (3) and (4) of subdivision (f) of Section 33334.3.

(d) (1) This section applies only to redevelopment projects for which a final redevelopment plan is adopted pursuant to Article 5 (commencing with Section 33360) on or after January 1, 1976, and to areas that are added to a project area by amendment to a final redevelopment plan adopted on or after January 1, 1976. In addition, subdivision (a) shall apply to any other redevelopment project with respect to dwelling units destroyed or

removed from the low- and moderate-income housing market on or after January 1, 1996, irrespective of the date of adoption of a final redevelopment plan or an amendment to a final redevelopment plan adding areas to a project area. Additionally, any agency may, by resolution, elect to make all or part of the requirements of this section applicable to any redevelopment project of the agency for which the final redevelopment plan was adopted prior to January 1, 1976. In addition, subdivision (b) shall apply to redevelopment plans adopted prior to January 1, 1976, for which an amendment is adopted pursuant to Section 33333.10, except that subdivision (b) shall apply to those redevelopment plans prospectively only so that the requirements of subdivision (b) shall apply only to new and substantially rehabilitated dwelling units for which the building permits are issued on or after the date that the ordinance adopting the amendment pursuant to Section 33333.10 becomes effective.

(2) An agency may, by resolution, elect to require that whenever dwelling units housing persons or families of low or moderate income are destroyed or removed from the low- and moderate-income housing market as part of a redevelopment project, the agency shall replace each dwelling unit with up to three replacement dwelling units pursuant to subdivision (a).

(e) Except as otherwise authorized by law, this section does not authorize an agency to operate a rental housing development beyond the period reasonably necessary to sell or lease the housing development.

(f) Notwithstanding subdivision (a), the agency may replace destroyed or removed dwelling units with a fewer number of replacement dwelling units if the replacement dwelling units meet both of the following criteria:

(1) The total number of bedrooms in the replacement dwelling units equals or exceeds the number of bedrooms in the destroyed or removed units. Destroyed or removed units having one or no bedroom are deemed for this purpose to have one bedroom.

(2) The replacement units are affordable to and occupied by the same income level of households as the destroyed or removed units.

(g) "Longest feasible time," as used in this section, includes, but is not limited to, unlimited duration.

SEC. 2.5. Section 33413 of the Health and Safety Code is amended to read:

33413.

(a) Whenever dwelling units housing persons and families of low or moderate income are destroyed or removed from the low- and moderate-income housing market as part of a redevelopment project that is subject to a written agreement with the agency or where financial assistance has been provided by the agency, the agency shall, within four years of the destruction or removal, rehabilitate, develop, or construct, or cause to be rehabilitated, developed, or constructed, for rental or sale to persons and families of low or moderate income, an equal number of replacement dwelling units that have an equal or greater number of bedrooms as those destroyed or removed units at affordable housing costs within the territorial jurisdiction of the agency. When dwelling units are destroyed or removed after September 1, 1989, 75 percent of the replacement dwelling units shall replace dwelling units available at affordable housing cost in the same or a lower income level of very low income households, lower income households, and persons and families of low and moderate income, as the persons displaced from those destroyed or removed units. When dwelling units are destroyed or removed on or after January 1, 2002, 100 percent of the replacement dwelling units shall be available at affordable housing cost to persons in the same or a lower income category (low, very low, or moderate), as the persons displaced from those destroyed or removed units.

(b) (1) Prior to the time limit on the effectiveness of the redevelopment plan established pursuant to Sections 33333.2, 33333.6, and 33333.10 at least 30 percent of all new and substantially rehabilitated dwelling units developed by an agency shall be available at affordable housing cost to, and occupied by, persons and families of low or moderate income. Not less than 50 percent of the dwelling units required to be available at affordable

housing cost to, and occupied by, persons and families of low or moderate income shall be available at affordable housing cost to, and occupied by, very low income households.

(2) (A) (i) Prior to the time limit on the effectiveness of the redevelopment plan established pursuant to Sections 33333.2, 33333.6, and 33333.10 at least 15 percent of all new and substantially rehabilitated dwelling units developed within a project area under the jurisdiction of an agency by public or private entities or persons other than the agency shall be available at affordable housing cost to, and occupied by, persons and families of low or moderate income. Not less than 40 percent of the dwelling units required to be available at affordable housing cost to, and occupied by, persons and families of low or moderate income shall be available at affordable housing cost to, and occupied by, very low income households.

(ii) To satisfy this paragraph, in whole or in part, the agency may cause, by regulation or agreement, to be available, at affordable housing cost, to, and occupied by, persons and families of low or moderate income or to very low income households, as applicable, two units outside a project area for each unit that otherwise would have been required to be available inside a project area.

(iii) On or after January 1, 2002, as used in this paragraph and in paragraph (1), “substantially rehabilitated dwelling units” means all units substantially rehabilitated, with agency assistance. Prior to January 1, 2002, “substantially rehabilitated dwelling units” shall mean substantially rehabilitated multifamily rented dwelling units with three or more units regardless of whether there is agency assistance, or substantially rehabilitated, with agency assistance, single-family dwelling units with one or two units.

(iv) As used in this paragraph and in paragraph (1), “substantial rehabilitation” means rehabilitation, the value of which constitutes 25 percent of the after rehabilitation value of the dwelling, inclusive of the land value.

(v) To satisfy this paragraph, the agency may aggregate new or substantially rehabilitated dwelling units in one or more project areas, if the agency finds, based on substantial evidence, after a public hearing, that the aggregation will not cause or exacerbate racial, ethnic, or economic segregation.

(B) To satisfy the requirements of paragraph (1) and subparagraph (A), the agency may purchase, or otherwise acquire or cause by regulation or agreement the purchase or other acquisition of, long-term affordability covenants on multifamily units that restrict the cost of renting or purchasing those units that either: (i) are not presently available at affordable housing cost to persons and families of low or very low income households, as applicable; or (ii) are units that are presently available at affordable housing cost to this same group of persons or families, but are units that the agency finds, based upon substantial evidence, after a public hearing, cannot reasonably be expected to remain affordable to this same group of persons or families.

(C) To satisfy the requirements of paragraph (1) and subparagraph (A), the long-term affordability covenants purchased or otherwise acquired pursuant to subparagraph (B) shall be required to be maintained on dwelling units at affordable housing cost to, and occupied by, persons and families of low or very low income, for the longest feasible time but not less than 55 years for rental units and 45 years for owner-occupied units. Not more than 50 percent of the units made available pursuant to paragraph (1) and subparagraph (A) may be assisted through the purchase or acquisition of long-term affordability covenants pursuant to subparagraph (B). Not less than 50 percent of the units made available through the

purchase or acquisition of long-term affordability covenants pursuant to subparagraph (B) shall be available at affordable housing cost to, and occupied by, very low income households.

(D) To satisfy the requirements of paragraph (1) and subparagraph (A), each mutual self-help housing unit, as defined in subparagraph (C) of paragraph (1) of subdivision (f) of Section 33334.3, that is subject to a 15-year deed restriction shall count as one-third of a unit.

(3) The requirements of this subdivision shall apply independently of the requirements of subdivision (a). The requirements of this subdivision shall apply, in the aggregate, to housing made available pursuant to paragraphs (1) and (2), respectively, and not to each individual case of rehabilitation, development, or construction of dwelling units, unless an agency determines otherwise.

(4) Each redevelopment agency, as part of the implementation plan required by Section 33490, shall adopt a plan to comply with the requirements of this subdivision for each project area. The plan shall be consistent with, and may be included within, the community's housing element. The plan shall be reviewed and, if necessary, amended at least every five years in conjunction with either the housing element cycle or the plan implementation cycle. The plan shall ensure that the requirements of this subdivision are met every 10 years. If the requirements of this subdivision are not met by the end of each 10-year period, the agency shall meet these goals on an annual basis until the requirements for the 10-year period are met. If the agency has exceeded the requirements within the 10-year period, the agency may count the units that exceed the requirement in order to meet the requirements during the next 10-year period. The plan shall contain the contents required by paragraphs (2), (3), and (4) of subdivision (a) of Section 33490.

(c) (1) The agency shall require that the aggregate number of replacement dwelling units and other dwelling units rehabilitated, developed, constructed, or price restricted pursuant to subdivision (a) or (b) remain available at affordable housing cost to, and occupied by, persons and families of low-income, moderate-income, and very low income households, respectively, for the longest feasible time, but for not less than 55 years for rental units, 45 years for home ownership units, and 15 years for mutual self-help housing units, as defined in subparagraph (C) of paragraph (1) of subdivision (f) of Section 33334.3, except as set forth in paragraph (2). Nothing in this paragraph precludes the agency and the developer of the mutual self-help housing units from agreeing to 45-year deed restrictions.

(2) Notwithstanding paragraph (1), the agency may permit sales of owner-occupied units prior to the expiration of the 45-year period, and mutual self-help housing units prior to the expiration of the 15-year period, established by the agency for a price in excess of that otherwise permitted under this subdivision pursuant to an adopted program that protects the agency's investment of moneys from the Low and Moderate Income Housing Fund, including, but not limited to, an equity sharing program that establishes a schedule of equity sharing that permits retention by the seller of a portion of those excess proceeds, based on the length of occupancy. The remainder of the excess proceeds of the sale shall be allocated to the agency, and deposited into the Low and Moderate Income Housing Fund. The agency shall, within three years from the date of sale pursuant to this paragraph of each home ownership or mutual self-help housing unit subject to a 45-year deed restriction, and every third mutual self-help housing unit subject to a 15-year deed restriction, expend funds to make affordable an equal number of units at the same or lowest income level as the unit or units sold pursuant to this paragraph, for a period not less than the duration of the original deed restrictions. Only the units originally assisted by the agency shall be counted towards the agency's obligations under Section 33413.

(3) The requirements of this section shall be made enforceable in the same manner as provided in paragraph (7) of subdivision (f) of Section 33334.3.

(4) If land on which the dwelling units required by this section are located is deleted from the project area, the agency shall continue to require that those units remain affordable as specified in this subdivision.

(5) For each unit counted towards the requirements of subdivisions (a) and (b), the agency shall require the recording in the office of the county recorder of covenants or restrictions that ensure compliance with this subdivision. With respect to covenants or restrictions that are recorded on or after January 1, 2008, the agency shall comply with the requirements of paragraphs (3) and (4) of subdivision (f) of Section 33334.3.

(d) (1) This section applies only to redevelopment projects for which a final redevelopment plan is adopted pursuant to Article 5 (commencing with Section 33360) on or after January 1, 1976, and to areas that are added to a project area by amendment to a final redevelopment plan adopted on or after January 1, 1976. In addition, subdivision (a) shall apply to any other redevelopment project with respect to dwelling units destroyed or removed from the low- and moderate-income housing market on or after January 1, 1996, irrespective of the date of adoption of a final redevelopment plan or an amendment to a final redevelopment plan adding areas to a project area. Additionally, any agency may, by resolution, elect to make all or part of the requirements of this section applicable to any redevelopment project of the agency for which the final redevelopment plan was adopted prior to January 1, 1976. In addition, subdivision (b) shall apply to redevelopment plans adopted prior to January 1, 1976, for which an amendment is adopted pursuant to Section 33333.10, except that subdivision (b) shall apply to those redevelopment plans prospectively only so that the requirements of subdivision (b) shall apply only to new and substantially rehabilitated dwelling units for which the building permits are issued on or after the date that the ordinance adopting the amendment pursuant to Section 33333.10 becomes effective.(2) An agency may, by resolution, elect to require that whenever dwelling units housing persons or families of low or moderate income are destroyed or removed from the low- and moderate-income housing market as part of a redevelopment project, the agency shall replace each dwelling unit with up to three replacement dwelling units pursuant to subdivision (a).

(e) Except as otherwise authorized by law, this section does not authorize an agency to operate a rental housing development beyond the period reasonably necessary to sell or lease the housing development.

(f) Notwithstanding subdivision (a), the agency may replace destroyed or removed dwelling units with a fewer number of replacement dwelling units if the replacement dwelling units meet both of the following criteria:

(1) The total number of bedrooms in the replacement dwelling units equals or exceeds the number of bedrooms in the destroyed or removed units. Destroyed or removed units having one or no bedroom are deemed for this purpose to have one bedroom.

(2) The replacement units are affordable to and occupied by the same income level of households as the destroyed or removed units. (g) "Longest feasible time," as used in this section, includes, but is not limited to, unlimited duration.

SEC. 3. Section 33418 of the Health and Safety Code is amended to read:

33418.

(a) An agency shall monitor, on an ongoing basis, any housing affordable to persons and families of low or moderate income developed or otherwise made available pursuant to any provisions of this part. As part of this monitoring, an agency shall require owners or managers of the housing to submit an annual report to the agency. The annual reports shall include for each rental unit the rental rate and the income and family size of the occupants, and for each owner-occupied unit whether there was a change in ownership from the prior year and, if so, the income and family size of the new owners. The income information required by this section shall be supplied by the tenant in a certified statement on a form provided by the agency.

(b) The data specified in subdivision (a) shall be obtained by the agency from owners and managers of the housing specified therein and current data shall be included in any reports required by law to be submitted to the Department of Housing and Community Development or the Controller. The information on income and family

size that is required to be reported by the owner or manager shall be supplied by the tenant and shall be the only information on income or family size that the owner or manager shall be required to submit on his or her annual report to the agency.

(c) (1) The agency shall compile and maintain a database of existing, new and substantially rehabilitated, housing units developed or otherwise assisted with moneys from the Low and Moderate Income Housing Fund, or otherwise counted towards the requirements of subdivision (a) or (b) of Section 33413. The database shall be made available to the public on the Internet and updated on an annual basis. The database shall require all of the following information for each owner-occupied unit or rental unit, or for each group of units, if more than one unit is subject to the same covenant:

(A) The street address and assessor's parcel number of the property.

(B) The size of each unit, measured by the number of bedrooms.

(C) The year in which the construction or substantial rehabilitation of the unit was completed.

(D) The date of recordation and document number of the affordability covenants or restrictions required under subdivision (f) of Section 33334.3.

(E) The date on which the covenants or restrictions expire.

(F) For owner-occupied units that have changed ownership during the reporting year, as described in subdivision (a), the date and document number of the new affordability covenants or other documents recorded to assure that the affordability restriction is enforceable and continues to run with the land.

(2) Notwithstanding subparagraphs (A) and (D) of paragraph (1), the database shall omit any property used to confidentially house victims of domestic violence.

(3) Upon establishment of a database under this section, the agency shall provide reasonable notice to the community regarding the existence of the database.

(d) The agency shall adequately fund its monitoring activities as needed to insure compliance of applicable laws and agreements in relation to affordable units. For purposes of defraying the cost of complying with the requirements of this section and the changes in reporting requirements of Section 33080.4 enacted by the act enacting this section, an agency may establish and impose fees upon owners of properties monitored pursuant to this section.

SEC. 4.

Section 1.5 of this bill incorporates amendments to Section 33334.3 of the Health and Safety Code proposed by both this bill and Assembly Bill 382. It shall only become operative if (1) both bills are enacted and become effective on or before January 1, 2008, (2) each bill amends Section 33334.3 of the Health and Safety Code, and (3) this bill is enacted after Assembly Bill 382, in which case Section 1 of this bill shall not become operative.

SEC. 5.

Section 2.5 of this bill incorporates amendments to Section 33413 of the Health and Safety Code proposed by both this bill and Assembly Bill 382. It shall only become operative if (1) both bills are enacted and become effective on or before January 1, 2008, (2) each bill amends Section 33413 of the Health and Safety Code, and (3) this bill is enacted after Assembly Bill 382, in which case Section 2 of this bill shall not become operative.

Public Database of Affordable Units and Enforceability

In accordance with the provisions of AB 987, a list is attached showing existing new and substantially rehabilitated housing units that were either (a) developed or otherwise assisted with Low and Moderate Income Housing Funds, or (b) otherwise counted toward the Authority's inclusionary and replacement housing obligations imposed by Section 33413 of the Community Redevelopment Law. Also in accordance with the law, this database does not include any property used to confidentially house victims of domestic violence.

Annual Update Required:

This database is to be updated once annually. The following report is the most current version.

Additional Information Provided:

Comparable information on all other existing new and substantially rehabilitated housing units assisted by the Housing Authority of the City of Glendale, but not included in AB 987 requirements, has also been included in the database list as a service to the public.

These units are listed in the database sections noted as "For Informational Purposes Only." Housing Type is included in the database list, although it is not required by AB 987. Those projects that are fulfilling Inclusionary and Replacement Housing requirements of Community Redevelopment Law are specifically noted.

TBD is an abbreviation of "To Be Determined."

Fairfield Redevelopment Agency
Inclusionary Housing Report

Last Update: 9/28/2009

Notes	Property APN	Address	City, State, Zip	Unit Type	Bedrooms / Baths	Square Footage	Census Tract	Total # of units	Year Built	Recording Date	Covenant Number	Covenant Expiration
**	0152-300-010	101 Roseburg	Fairfield, CA 94534	Condo	3/2.5	1300	2523.06	1	1996	7/23/1996	1996-00052088	7/23/2026
**	0152-300-020	102 Roseburg	Fairfield, CA 94534	Condo	2/2.5	1175	2523.06	1	1996	5/20/1996	1998-00101274	5/20/2026
**	0152-300-040	104 Roseburg	Fairfield, CA 94534	Condo	3/2.5	1300	2523.06	1	1996	1/17/1996	1996-00005269	1/16/2026
**	0152-300-060	106 Roseburg	Fairfield, CA 94534	Condo	2/2.5	1240	2523.06	1	1995	12/4/1995	1995-00078031	12/3/2025
**	0152-300-080	108 Roseburg	Fairfield, CA 94534	Condo	3/2.5	1416	2523.06	1	1996	6/19/1998	1998-00048044	6/18/2028
**	0152-300-090	109 Roseburg	Fairfield, CA 94534	Condo	3/2.5	1300	2523.06	1	1996	12/9/1996	1996-00083025	12/9/2026
**	0152-300-190	119 Brogan Ct.	Fairfield, CA 94534	Condo	3/2.5	1300	2523.06	1	1995	12/8/1995	1995-00078047	12/7/2025
**	0152-300-300	130 Sutherlin Lane	Fairfield, CA 94534	Condo	2/2.5	1240	2523.06	1	1996	3/21/1997	1997-00018345	3/21/2027
**	0152-300-310	131 Sutherlin Lane	Fairfield, CA 94534	Condo	2/2.5	1240	2523.06	1	1996	9/9/1997	1997-00060083	9/9/2027
**	0152-300-340	134 Southbridge	Fairfield, CA 94534	Condo	2/2.5	1175	2523.06	1	1996	2/14/2007	2007-00017756	2/14/2052
**	0030-281-120	920 Broadway	Fairfield, CA 94533	Duet	3/2.5	1539	2525.02	1	2001	10/12/2001	2001-00118559	10/10/2046
**	0030-281-130	938 Broadway	Fairfield, CA 94533	Duet	3/2.5	1528	2525.02	1	2001	10/12/2001	2001-00118559	10/10/2046
*	0156-140-090 0156-140-100	2701 Martin Rd.	Fairfield, CA 94534	MHP	Varies	Varies	2523.07	65	TBD	3/9/2004	2004-00027187	1/11/2059
*	0034-110-140	300 Pacific Avenue	Fairfield, CA 94533	MHP	Varies	Varies	2526.05	102	TBD	12/22/2005	2005-00196760	2/28/2061
	0033-122-180	1713 Arthur Ct.	Fairfield, CA 94533	Multi Family	Varies	Varies	2526.05	4	1959	11/26/1997	1997-00031898	5/8/2012
**	0034-122-040	124 Tabor Ave.	Fairfield, CA 94533	Multi Family	Varies	Varies	2526.05	36	1978	8/29/1996	1997-00060749	9/8/2012
	0034-130-390	1326/1350 Phoenix Dr.	Fairfield, CA 94533	Multi Family	Varies	Varies	2526.07	101	1959	7/20/2004	2004-00106760	7/20/2059
	0034-151-280	1337/1427/1501 Phoenix Dr.	Fairfield, CA 94533	Multi Family	Varies	Varies	2526.07	46	1968	7/20/2004	2004-00106760	7/20/2059
	0037-151-130	701 E. Travis Blvd.	Fairfield, CA 94533	Multi Family	Varies	Varies	2526.07	36	1968	7/20/2004	2004-00106760	7/20/2059
	0037-151-290	713 E. Travis Blvd.	Fairfield, CA 94533	Multi Family	Varies	Varies	2526.07	54	TBD	7/20/2004	2004-00106760	7/20/2059
	0168-080-020	2801 Dover Ave.	Fairfield, CA 94533	Multi Family	Varies	Varies	2523.08	198	1950	4/7/2003	2003-00053195	4/6/2058
	0031-170-340	201 Pennsylvania Ave	Fairfield, CA 94533	Multi Family	Varies	Varies	2524.01	60	TBD	1/7/2000	2000-00002188	7/6/2022

The information provided complies with the requirements of AB 987. The properties listed are not for sale. Please do not disturb the occupants.

Fairfield Redevelopment Agency
Inclusionary Housing Report
Last Update: 09/28/2009

Notes	Property APN	Address	City, State, Zip	Unit Type	Bedrooms / Baths	Square Footage	Census Tract	Total # of units	Year Built	Recording Date	Covenant Number	Covenant Expiration
**	0033-123-040	1719 Fillmore St.	Fairfield, CA 94533	Multi Family	Varies	Varies	2526.05	4	1966	9/9/1997	1997-00067312	9/8/2012
	0034-034-420	2000 Pennsylvania Ave	Fairfield, CA 94533	Multi Family	Varies	Varies	2526.04	56	1965	11/30/2000	2000-00102760	11/30/2030
**	0030-286-070	724 Ohio St./ 311 Jefferson St	Fairfield, CA 94533	Multi Family	Varies	Varies	2525.02	3	1970	5/31/2000	2000-00043356 2000-00043357	5/31/2030
	0030-184-130 0037-040-800	702/712 Jackson St.	Fairfield, CA 94533	Multi Family	Varies	Varies	2525.02	8	1946	8/2/2002	2002-00097217	8/1/2057
**	0033-183-110	1746 Kidder Ave.	Fairfield, CA 94533	Multi Family	Varies	Varies	2526.06	10	1960	5/5/1998	1998-00033520	5/4/2013
	0034-130-440	225 E. Alaska	Fairfield, CA 94533	Multi Family	Varies	Varies	2526.06	29	2005	9/13/2002	2002-00115877	9/12/2057
**	0032-220-030	651 E. Travis Blvd	Fairfield, CA 94533	Multi Family	Varies	Varies	2526.07	100	1953	7/10/2000	2000-000xxx891	7/10/2025
	0034-130-390	188 E. Alaska St.	Fairfield, CA 94533	Multi Family	Varies	Varies	2526.06	99	2005	3/1/2005	2005-00028459	2/29/2060
	0033-171-060	404 San Marco	Fairfield, CA 94533	Multi Family	Varies	Varies	2526.06	4	1960	4/2/2008	2008-00028266	4/2/2063
**	0033-183-120	407 San Marco St.	Fairfield, CA 94533	Multi Family	Varies	Varies	2526.06	5	1960	4/20/1998	1997-00082284	11/26/2012
**	0033-171-050	412 San Marco St.	Fairfield, CA 94533	Multi Family	Varies	Varies	2526.06	4	1960	3/25/1998	19997-00080345	11/14/2012
**	0033-171-040	418 San Marco St.	Fairfield, CA 94533	Multi Family	Varies	Varies	2526.06	5	2005	4/30/1998	1997-00070958	10/20/2012
**	0033-183-170	447/449 San Marco St.	Fairfield, CA 94533	Multi Family	Varies	Varies	2526.06	9	1960	12/3/1996	1996-00081598	12/3/2011
****	0030-151-120	1050 Jefferson St.	Fairfield, CA 94533	Multi Family	Varies	Varies	2525.01	22	1953	8/10/2004	2004-00110907	1/1/2042
****	0030-151-110 0030-151-090	1101 Union Ave.	Fairfield, CA 94533	Multi Family	Varies	Varies	2525.01	58	1980	8/10/2004	2004-00110907	5/1/2042
	0037-340-090	840 Travis Blvd.	Fairfield, CA 94533	Multi Family	Varies	Varies	2526.08	76	2005	12/6/1993	1993-115492	12/5/2048

The information provided complies with the requirements of AB 987. The properties listed are not for sale. Please do not disturb the occupants.

**Fairfield Redevelopment Agency
Inclusionary Housing Report**

Last Update: 09/28/2009

Notes	Property APN	Address	City, State, Zip	Unit Type	Bedrooms / Baths	Square Footage	Census Tract	Total # of units	Year Built	Recording Date	Covenant Number	Covenant Expiration
	0037-020-170 0037-020-190	855 E Tabor Ave.	Fairfield, CA 94533	Multi Family	Varies	Varies	2526.08	148	2004	7/24/2001	2001-00080635	7/24/2046
**	0030-051-420	1401 Union Ave.	Fairfield, CA 94533	Multi Family	Varies	Varies	2525.01	32	1962	2/14/1997	1997-0009352	2/14/2012
	30051290, 340, 350, 380, 390, 400, 410, & 420	1401 Union Ave. (office) - 608, 614, 620, 626, 631, 637 Kennedy Court	Fairfield, CA 94533	Multi Family	Varies	Varies	2525.01	24	1962	8/12/2004	2004-00112063	8/12/2059
**	0034-090-290	555 Alaska Ave.	Fairfield, CA 94533	Multi Family	Varies	Varies	2526.05	129	1986	8/22/2000	2000-00067937	8/22/2025
	0181-521-260	1870 Leaning Oak Dr.	Fairfield, CA 94533	Single Family	4/3	1975	2522.02	1	2005	3/5/2004	2004-00032948	3/5/2049
	0181-522-220	1888 Bramblewood	Fairfield, CA 94533	Single Family	4/3	1975	2522.02	1	2005	3/5/2004	2004-00032948	3/5/2049
	0181-520-460	1895 Leaning Oak Dr.	Fairfield, CA 94533	Single Family	3/3	1979	2522.02	1	2005	3/5/2004	2004-00032948	3/5/2049
	0181-521-040	1903 Bramblewood	Fairfield, CA 94533	Single Family	4/3	1975	2522.02	1	2004	3/5/2004	2004-00032948	3/5/2049
	0181-522-040	1905 Hummingbird Dr.	Fairfield, CA 94533	Single Family	4/3	1975	2522.02	1	2004	3/5/2004	2004-00032948	3/5/2049
	0181-521-190	1910 Leaning Oak Dr.	Fairfield, CA 94533	Single Family	3/3	1979	2522.02	1	2005	3/5/2004	2004-00032948	3/5/2049
	0181-520-500	1911 Leaning Oak Dr.	Fairfield, CA 94533	Single Family	3/3	1979	2522.02	1	2005	3/5/2004	2004-00032948	3/5/2049
	0181-521-090	1923 Bramblewood	Fairfield, CA 94533	Single Family	4/3	1975	2522.02	1	2005	3/5/2004	2004-00032948	3/5/2049
	0181-520-540	1927 Leaning Oak Dr.	Fairfield, CA 94533	Single Family	3/3	1979	2522.02	1	2005	3/5/2004	2004-00032948	3/5/2049
	0033-125-090	1737 Clay St.	Fairfield, CA 94533	Single Family	4/2	1276	2526.05	1	2005	2/3/2003	2002-00129563	7/23/2027
**	0030-101-190	330 Colorado St.	Fairfield, CA 94533	Single Family	2/1	901	2525.01	1	2005	2/17/2000	1998-00095295	11/16/2013
	0033-113-240	325 Tabor	Fairfield, CA 94533	Single Family	3/2.5	1458	2526.05	1	2004	4/26/2004	2004-00055414	4/26/2049

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Notes	Property APN	Address	City, State, Zip	Unit Type	Bedrooms / Baths	Square Footage	Census Tract	Total # of units	Year Built	Recording Date	Covenant Number	Covenant Expiration
	0033-113-260	331 Tabor	Fairfield, CA 94533	Single Family	3/2.5	1458	2526.05	1	2005	4/8/2004	2004-00049346	4/8/2049
	0033-113-270	446 Tabor	Fairfield, CA 94533	Single Family	3/2.5	1567	2526.05	1	2004	2/27/2004	2004-00036115	2/26/2049
	0033-113-280	452 Tabor	Fairfield, CA 94533	Single Family	3/2.5	1458	2526.05	1	2004	3/26/2004	2004-00040636	3/26/2049
	0033-113-290	458 Tabor	Fairfield, CA 94533	Single Family	3/2.5	1458	2526.05	1	2004	3/29/2004	2004-00039338	3/29/2049
**	0162-061-270	216 Daphne St.	Fairfield, CA 94533	Single Family	4/2	1440	2523.08	1	2004	7/14/2000	2000-00007403	1/14/2025
**	0168-161-010	2799 Elmhurst Cir.	Fairfield, CA 94533	Single Family	4/2.5	1894	2523.08	1	1973	1/15/1999	1998-00071736	9/8/2013
**	0031-122-090	807 Fifth St.	Fairfield, CA 94533	Single Family	2/1	864	2524.01	1	1967	1/24/2000	1999-00009393	1/26/2014
	0037-040-780	1921 Manor Place	Fairfield, CA 94533	Single Family	3/2.5	1375	2526.09	1	1994	9/30/2002	2002-00123907	9/30/2027
	0037-040-310	1941 Manor Place	Fairfield, CA 94533	Single Family	3/2	1375	2526.09	1	2007	7/18/2003	2003-00130536	7/17/2048
***	0148-491-120	5305 Dynasty Court	Fairfield, CA 94534	Single Family	Studio	3275	2522.01	1	2006	7/12/2006	2004-00172077	7/11/2061
***	0148-491-040	5306 Dynasty Court	Fairfield, CA 94534	Single Family	Studio	2564	2522.01	1	2006	5/17/2006	2004-00172077	5/16/2061
***	0148-483-030	5308 Delos Court	Fairfield, CA 94534	Single Family	Studio	3005	2522.01	1	2005	11/13/2006	2004-00172077	11/12/2061
***	0148-491-100	5313 Dynasty Court	Fairfield, CA 94534	Single Family	Studio	2564	2522.01	1	2005	7/12/2006	2004-00172077	7/11/2061
***	0148-491-250	5317 Delos Court	Fairfield, CA 94534	Family	Studio	2564	2522.01	1	2006	2/16/2007	2004-00172077	2/15/2062
***	0148-471-100	856 Antiquity Drive	Fairfield, CA 94534	Single Family	Studio	3611	2522.01	1	2005	11/8/2006	2004-00172077	11/7/2061
***	0148-471-110	860 Antiquity Drive	Fairfield, CA 94534	Single Family	Studio	2564	2522.01	1	2005	2/24/2006	2004-00172077	2/23/2061
***	0148-481-020	868 Antiquity Drive	Fairfield, CA 94534	Single Family	Studio	3611	2522.01	1	2005	12/28/2005	2004-00172077	12/27/2060

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Notes	Property APN	Address	City, State, Zip	Unit Type	Bedrooms / Baths	Square Footage	Census Tract	Total # of units	Year Built	Recording Date	Covenant Number	Covenant Expiration
***	0148-481-030	872 Antiquity Drive	Fairfield, CA 94534	Single Family	Studio	2584	2522.01	1	2005	12/28/2005	2004-00172077	12/27/2060
***	0148-481-040	876 Antiquity Drive	Fairfield, CA 94534	Single Family	Studio	3611	2522.01	1	2005	12/28/2005	2004-00172077	12/27/2060
***	0148-481-050	880 Antiquity Drive	Fairfield, CA 94534	Single Family	Studio	2991	2522.01	1	2005	12/21/2005	2004-00172077	12/20/2060
***	0148-481-070	888 Antiquity Drive	Fairfield, CA 94534	Single Family	Studio	2564	2522.01	1	2005	12/22/2005	2004-00172077	12/21/2060
***	0148-492-020	896 Antiquity Drive	Fairfield, CA 94534	Single Family	Studio	3611	2522.01	1	2005	7/23/2008	2004-00172077	7/23/2063
***	0148-492-040	904 Antiquity Drive	Fairfield, CA 94534	Single Family	Studio	2564	2522.01	1	2005	7/17/2008	2004-00172077	7/17/2063
***	0148-492-060	912 Antiquity Drive	Fairfield, CA 94534	Single Family	Studio	3611	2522.01	1	2006	7/31/2008	2004-00172077	7/31/2063
***	0148-491-180	5304 Delos Court	Fairfield, CA 94534	Single Family	Studio	3611	2522.01	1	2006	8/31/2006	2004-00172076	8/30/2061
***	0148-491-110	5309 Dynasty Court	Fairfield, CA 94534	Single Family	Studio	3611	2522.01	1	2006	6/20/2006	2004-00172076	6/19/2061
***	0148-491-060	5314 Dynasty Court	Fairfield, CA 94534	Single Family	Studio	2564	2522.01	1	2005	6/28/2006	2004-00172076	6/27/2061
***	0148-491-210	5316 Delos Court	Fairfield, CA 94534	Single Family	Studio	3611	2522.01	1	2006	4/24/2007	2004-00172076	4/23/2062
***	0148-491-220	5320 Delos Court	Fairfield, CA 94534	Single Family	Studio	2564	2522.01	1	2006	3/29/2007	2004-00172076	3/28/2062
***	0148-491-080	5322 Dynasty Court	Fairfield, CA 94534	Single Family	Studio	3611	2522.01	1	2005	5/19/2006	2004-00172076	5/18/2061
***	0148-491-230	5325 Delos Court	Fairfield, CA 94534	Single Family	Studio	3611	2522.01	1	2006	1/5/2007	2004-00172076	1/4/2062
***	0148-481-060	884 Antiquity Drive	Fairfield, CA 94534	Single Family	Studio	3611	2522.01	1	2005	12/15/2005	2004-00172076	12/14/2060
***	0148-481-080	892 Antiquity Drive	Fairfield, CA 94534	Single Family	Studio	3611	2522.01	1	2005	12/12/2005	2004-00172076	12/11/2060

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***	0148-494-150	5169 Palace Court	Fairfield, CA 94534	Single Family	Studio	2478	2522.01	1	2005	12/9/2005	2004-00172075	12/8/2060
***	0148-494-210	5184 Palace Court	Fairfield, CA 94534	Single Family	Studio	2478	2522.01	1	2005	12/14/2005	2004-00172075	12/13/2060
***	0148-494-190	5185 Palace Court	Fairfield, CA 94534	Single Family	Studio	2478	2522.01	1	2005	1/5/2007	2004-00172075	1/4/2062
***	0148-473-080	5232 Antiquity Circle	Fairfield, CA 94534	Single Family	Studio	2478	2522.01	1	2006	2/25/2008	2004-00172075	2/24/2063
***	0148-472-180	5241 Antiquity Circle	Fairfield, CA 94534	Single Family	Studio	2478	2522.01	1	2006	12/10/2007	2004-00172075	12/9/2062
***	0148-473-030	5248 Antiquity Circle	Fairfield, CA 94534	Single Family	Studio	2478	2522.01	1	2006	8/30/2007	2004-00172075	8/29/2062
***	0148-482-110	5281 Antiquity Circle	Fairfield, CA 94534	Single Family	Studio	2478	2522.01	1	2005	9/26/2006	2004-00172075	9/25/2061
***	0148-483-060	5296 Antiquity Circle	Fairfield, CA 94534	Single Family	Studio	2478	2522.01	1	2005	8/9/2006	2004-00172075	8/8/2061
***	0148-494-120	536 Dynasty Drive	Fairfield, CA 94534	Single Family	Studio	3047	2522.01	1	2005	4/28/2006	2004-00172075	4/27/2061
***	0148-493-040	541 Dynasty Drive	Fairfield, CA 94534	Single Family	Studio	3058	2522.01	1	2005	3/21/2006	2004-00172075	3/20/2061
***	0148-493-020	549 Dynasty Drive	Fairfield, CA 94534	Single Family	Studio	2478	2522.01	1	2005	3/21/2006	2004-00172075	3/20/2061
***	0148-482-090	727 Castelli Court	Fairfield, CA 94534	Single Family	Studio	2478	2522.01	1	2005	10/30/2006	2004-00172075	10/29/2061
***	0148-482-030	728 Castelli Court	Fairfield, CA 94534	Single Family	Studio	2478	2522.01	1	2006	4/24/2007	2004-00172075	4/23/2062
***	0148-482-050	736 Castelli Court	Fairfield, CA 94534	Single Family	Studio	2478	2522.01	1	2007	3/26/2007	2004-00172075	3/25/2062
***	0148-472-170	738 Chateau Court	Fairfield, CA 94534	Single Family	Studio	2478	2522.01	1	2006	6/18/2008	2004-00172075	6/18/2063
***	0148-471-090	852 Antiquity Drive	Fairfield, CA 94534	Single Family	Studio	2564	2522.01	1	2005	11/8/2006	2004-00172075	11/7/2061

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Notes	Property APN	Address	City, State, Zip	Unit Type	Bedrooms / Baths	Square Footage	Census Tract	Total # of units	Year Built	Recording Date	Covenant Number	Covenant Expiration
***	0148-482-200	865 Antiquity Drive	Fairfield, CA 94534	Single Family	Studio	2478	2522.01	1	2006	2/15/2006	2004-00172075	2/14/2061
***	0148-482-160	881 Antiquity Drive	Fairfield, CA 94534	Single Family	Studio	2478	2522.01	1	2006	12/22/2005	2004-00172075	12/21/2060
***	0148-493-070	893 Antiquity Drive	Fairfield, CA 94534	Single Family	Studio	2478	2522.01	1	2005	12/19/2005	2004-00172075	12/18/2060
**	0031-073-090	918 Hoover St	Fairfield, CA 94533	Single Family	3/1	1140	2524.01	1	1952	3/1/2001	2000-00056267	6/29/2025
**	0030-282-170	341 Jackson St.	Fairfield, CA 94533	Single Family	4/2	1404	2525.02	1	2001	1/19/2001	2001-00004824	1/12/2031
**	0030-284-120	326 Jackson St.	Fairfield, CA 94533	Single Family	2/1	1080	2525.02	1	1932	7/8/2002	2002-00002675	1/7/2027
**	0031-103-180	1520 Kentucky St.	Fairfield, CA 94533	Single Family	3/1	1220	2524.01	1	1953	4/16/1999	1998-00009645	2/4/2013
**	0030-142-120	713 Maryland St.	Fairfield, CA 94533	Single Family	2/1	808	2525.01	1	1952	11/7/2000	1999-00027924	3/28/2014
	0031-231-560	1806 Michigan St	Fairfield, CA 94533	Single Family	3/2	1277	2524.01	1	2003	10/21/2005	2005-00020308	7/6/2048
	0030-301-120	1238 Illinois	Fairfield, CA 94533	Single Family	2/1	1053	2524.01	1	1920	11/30/2007	2007-00123078	11/29/2062
**	0162-022-100	2997 Orchid St	Fairfield, CA 94533	Single Family	3/2	1426	2523.08	1	1960	6/27/2003	2002-00153367	9/13/2014
	0180-382-030	653 Greentree Circle	Fairfield, CA 94533	Single Family	4/2.5	2257	2522.02	1	2005	10/14/2004	2004-00145140	7/27/2004
	0180-382-050	661 Greentree Circle	Fairfield, CA 94533	Single Family	4/3	2320	2522.02	1	2005	10/14/2004	2004-00145140	7/27/2004
	0180-381-180	693 Greentree Circle	Fairfield, CA 94533	Single Family	4/3	2320	2522.02	1	2005	10/14/2004	2004-00145140	7/27/2004
	0180-381-070	737 Greentree Place	Fairfield, CA 94533	Single Family	4/2.5	2257	2522.02	1	2005	10/14/2004	2004-00145140	7/27/2004
	0180-381-050	745 Greentree Circle	Fairfield, CA 94533	Single Family	4/3	2320	2522.02	1	2005	10/14/2004	2004-00145140	7/27/2004
	0180-381-020	757 Greentree Circle	Fairfield, CA 94533	Single Family	4/3	2320	2522.02	1	2005	10/14/2004	2004-00145140	7/27/2004

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**	0031-102-190	918 Pierce St	Fairfield, CA 94533	Single Family	3/1	1220	2524.01	1	1953	1/26/2000	1999-00059142	6/28/2014
	0045-632-370	5032 Bianco Circle	Fairfield, CA 94533	Single Family	3/2.5	1492	2522.01	1	2005	12/1/2005	2005-00185219	12/1/2050
	0045-632-320	5054 Dolcetto Ct.	Fairfield, CA 94533	Single Family	3/2.5	1492	2522.01	1	2005	11/4/2005	2005-00171337	11/4/2050
	0045-632-040	5087 Nebbiolo Ct.	Fairfield, CA 94533	Single Family	3/2.5	1492	2522.01	1	2005	5/31/2005	2005-00078889	5/31/2050
	0045-632-100	5088 Moscato Ct.	Fairfield, CA 94533	Single Family	3/2.5	1492	2522.01	1	2005	5/5/2005	2005-00085527	5/5/2050
	0045-621-280	5088 Orvieto Ct	Fairfield, CA 94533	Single Family	3/2.5	1492	2522.01	1	2005	5/18/2005	2005-00072261	5/18/2050
	0045-623-240	552 Rosato Ct.	Fairfield, CA 94533	Single Family	3/2.5	1492	2522.01	1	2005	9/23/2005	2005-00159885	9/23/2050
	0045-623-060	553 Refosco Ct.	Fairfield, CA 94533	Single Family	3/2.5	1492	2522.01	1	2005	4/25/2005	2005-00058651	4/25/2050
	0045-623-310	555 Sangiovese Ct.	Fairfield, CA 94533	Single Family	3/2.5	1492	2522.01	1	2005	9/21/2005	2005-00144742	9/21/2050
	0045-621-140	571 Nero Ct.	Fairfield, CA 94533	Single Family	3/2.5	1492	2522.01	1	2005	5/17/2005	2005-00071394	5/17/2050
	0045-622-140	571 Terrano Ct.	Fairfield, CA 94533	Single Family	3/2.5	1492	2522.01	1	2006	1/27/2006	2006-00011439	1/27/2051
	0045-622-040	572 Chianti Ct.	Fairfield, CA 94533	Single Family	3/2.5	1492	2522.01	1	2005	11/22/2005	2005-00180593	11/22/2050
	0045-621-040	572 Primitivo Ct.	Fairfield, CA 94533	Single Family	3/2.5	1492	2522.01	1	1960	4/29/2005	2005-00062185	4/29/2050
	0045-622-210	573 Picolit Ct.	Fairfield, CA 94533	Single Family	3/2.5	1492	2522.01	1	2005	12/29/2005	2005-00199541	12/29/2050
	0045-610-260	415 Mountain Meadows	Fairfield, CA 94533	Single Family	4/2.5	1656	2523.05	1	2004	2/4/2004	2004-00020885	2/4/1949
**	0034-090-430	2381 Peach Tree Ct.	Fairfield, CA 94533	Single Family	4/2	1173	2526.05	1	2000	6/26/2001	2001-00072159	6/26/2031
**	0034-090-350	2384 Ellen Ct.	Fairfield, CA 94533	Single Family	4/2	1297	2526.05	1	2004	7/26/2000	2000-00061044	7/26/2030

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**	0034-090-450	2386 Peach Tree Ct.	Fairfield, CA 94533	Single Family	3/2	1118	2526.05	1	2000	6/26/2001	2001-00073242	6/26/2031
**	0034-090-410	2389 Peach Tree Ct.	Fairfield, CA 94533	Single Family	3/2	1118	2526.05	1	2000	6/27/2001	2001-00074088	6/27/2031
**	0034-090-460	2390 Peach Tree Ct.	Fairfield, CA 94533	Single Family	4/2	1173	2526.05	1	2000	6/27/2001	2001-00074107	6/27/2031
**	0034-009-400	2393 Peach Tree Ct.	Fairfield, CA 94533	Single Family	4/2	1297	2526.05	1	2001	6/27/2001	2001-00073218	6/27/2031
**	0034-090-470	2394 Peach Tree Ct.	Fairfield, CA 94533	Single Family	4/2	1297	2526.05	1	2001	6/26/2001	2001-00074118	6/26/2031
**	0034-090-390	2397 Peach Tree Ct.	Fairfield, CA 94533	Single Family	4/2	1173	2526.05	1	2004	6/26/2001	2001-00074075	6/26/2031
**	0034-090-300	2399 Ellen Ct.	Fairfield, CA 94533	Single Family	4/2	1297	2526.05	1	2000	7/26/2000	2000-00061010	7/26/2030
**	0031-111-320	1443 Utah St.	Fairfield, CA 94533	Single Family	3/2	1000	2524.01	1	2001	9/20/2000	2000-00040602	5/18/2025
**	0030-033-010	1009 Utah St.	Fairfield, CA 94533	Single Family	3/2	1324	2525.01	1	2001	7/20/1998	1998-000365978	5/8/2013
**	0031-063-300	1236 Van Buren St.	Fairfield, CA 94533	Single Family	3/2	1611	2524.01	1	2001	9/10/1997	2000-00074584	9/11/2025
	0174-421-130	2769 Whitney Dr.	Fairfield, CA 94533	Single Family	4/2.5	1717	2523.09	1	2004	9/12/2003	2003-00159316	9/11/2048
	0174-454-250	2772 Shearwater Dr.	Fairfield, CA 94533	Single Family	3/2.5	1717	2523.09	1	2004	9/12/2003	2003-00159317	9/11/2048
	0174-421-050	2797 Whitney Dr.	Fairfield, CA 94533	Single Family	4/2.5	1717	2523.09	1	2004	9/12/2003	2003-00159316	9/11/2048
	0174-441-130	3004 Puffin Circle	Fairfield, CA 94533	Single Family	4/2.5	1717	2523.09	1	2004	9/12/2003	2003-00159317	9/11/2048
	0174-442-240	3010 Roadrunner Dr	Fairfield, CA 94533	Single Family	3/2.5	1717	2523.09	1	2004	9/12/2003	2003-00159317	9/11/2048
	0174-442-090	3029 Puffin Circle	Fairfield, CA 94533	Single Family	4/2.5	1717	2523.09	1	2004	9/12/2003	2003-00159317	9/11/2048
	0174-442-090	3031 Roadrunner Dr.	Fairfield, CA 94533	Single Family	3/2.5	1717	2523.09	1	2004	9/12/2003	2003-00159317	9/11/2048

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	0174-442-160	3038 Roadrunner Dr.	Fairfield, CA 94533	Single Family	4/2.5	1717	2523.09	1	2004	9/12/2003	2003-00159317	9/11/2048
	0174-451-080	3056 Puffin Circle	Fairfield, CA 94533	Single Family	4/2.5	1717	2523.09	1	2004	9/12/2003	2003-00159317	9/11/2048
	0174-451-060	3072 Puffin Circle	Fairfield, CA 94533	Single Family	4/2.5	1717	2523.09	1	2004	9/12/2003	2003-00159317	9/11/2048
	0174-452-130	3095 Puffin Circle	Fairfield, CA 94533	Single Family	3/2.5	1717	2523.09	1	2004	9/12/2003	2003-00159317	9/11/2048
	0174-453-080	3139 Puffin Circle	Fairfield, CA 94533	Single Family	3/2.5	1717	2523.09	1	2004	9/12/2003	2003-00159317	9/11/2048
	0174-451-060	3184 Puffin Circle	Fairfield, CA 94533	Single Family	3/2.5	1717	2523.09	1	2004	9/12/2003	2003-00159317	9/11/2048
	0174-444-080	3187 Puffin Circle	Fairfield, CA 94533	Single Family	4/2.5	1717	2523.09	1	2004	9/12/2003	2003-00159317	9/11/2048
**	0028-172-060	2280 Woolner Ave.	Fairfield, CA 94533	Single Family	3/1	1003	2524.02	1	1955	10/25/1999	1998-00094455	11/18/2013

- Notes:
- * Inclusionary units created per special legislation section 33413.8 of the California State Community Redevelopment Law
 - ** Inclusionary units produced pre-2001
 - *** Second unit at each address is the restricted unit
 - **** Credit given for previous affordability period

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